

PADDOCK ROAD, LONDON, NW2 7DL



EPC Rating:

Hoopers are delighted to be able to offer for sale this larger than average extended 3 bedroom semi-detached property offering good size rooms over two floors and a large rear garden. The property has great potential for further extension (subject to planning permission) and is situated in a desirable residential location. Viewing is highly recommended.

- Gas central heating
- Double glazed windows
- Garage to rear of property approached via a wide shared drive-in to side of property
- Through lounge
- Ground floor guest cloakroom
- 3 good sized bedrooms
- Ground floor rear extension providing a large kitchen/diner
- Gross internal floor area of 1,347 sq ft (125 sq m) approximately.
- The property is located within a few yards of Crest Road schools, bus services and local shops
- The nearest Station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 miles radius

PRICE: £799,950.....FREEHOLD

PADDOCK ROAD, LONDON, NW2 7DL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in cupboards.

Guest Cloakroom: Low level WC and wash hand basin.

Through Lounge: 30'5 x 13'1 (9.27m x 4.00m). Wood flooring. Double glazed bay window. Glazed doors dividing the breakfast room and lounge which could be opened to provide one large room.

Breakfast room (extension): 18'9" x 11'1" (5.72m x 3.38m). Tiling to floor and walls. Fitted wall and base cupboards. Double sink unit with strainer and mixer tap. Electric hob with extractor hood above. Plumbing for washing machine and dishwasher. Breakfast bar. Double glazed windows to side and rear. Patio doors to rear garden.

Kitchen/Utility Room: 10'8" x 8'11" (3.26m x 2.46m). (Open plan with breakfast room). Fitted wall and base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Ceramic tiled flooring. Free standing double oven. Double glazed window. Wall mounted boiler. Fully tiled walls and floor.

First Floor:

Bedroom 1 (front): 13'9" x 11'3" (4.20m x 3.43m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 13'1" x 11'3" (4.00m x 3.42m). Built-in wardrobes. Double glazed window.

Bedroom 3 (front): 8'10" x 7'5" (2.70m x 2.27m). Double glazed window.

Family Bathroom/WC: 8'4" x 6'8" (2.55m x 2.03m). Fully ceramic tiled walls and floor. Shower cubicle. Wash hand basin with mixer tap and cupboard below. Low level WC. Heated towel rail. Double glazed window.

External features: Rear garden approximately 60' long with patio and lawn. Shared drive-in to side of house leading to garage at rear. Large storage shed to the rear of the garage.

PRICE..... £799,950.....FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

PADDOCK ROAD, LONDON, NW2 7DH (CONTINUED)



PADDOCK ROAD, LONDON, NW2 7DJ (CONTINUED)**PADDOCK ROAD
LONDON NW2**

APPROX. GROSS INTERNAL FLOOR AREA 1346.78 SQ. FT / 125.12 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".